

**CITY OF EAST GRAND RAPIDS
NOTICE OF PUBLIC HEARING**

A public hearing will be held at the date, time and place listed below on the application of Michael H. Bosscher, the owner of 524 Gladstone Avenue, SE. He has applied for a zoning variance at that address in order to construct a new 14- by 21-foot detached garage in the approximate location of the previous garage. The request is for relief from the East Grand Rapids Zoning Ordinance, as follows: Section 5.70A7, to allow an east(rear)detached garage setback of 1.0 feet instead of 3.0 feet, a variance of 2.0 feet. The proposal otherwise complies with all zoning regulations.

The application and plans may be viewed on the following pages or in person at the Public Works Administration office during business hours at the Community Center.

The City Commission welcomes your views in this matter. You may express your views at the scheduled meeting or by writing to the Mayor and City Commission at 750 Lakeside Drive, SE, East Grand Rapids, Michigan 49506 or by email to the City Clerk at kbrower@eastgr.org. To be included in the hearing, written communications must contain the sender's name and address.

If you have any questions regarding this request, please contact the undersigned at 940-4817, or tfaasse@eastgr.org.

DATE: Monday, April 18, 2016
TIME: 6:00 p.m.
PLACE: East Grand Rapids Community Center Commission Chambers
750 Lakeside Drive, SE,
East Grand Rapids, Michigan 49506

Thomas A. Faasse
Zoning Administrator



Request for Zoning Ordinance Variance

Date: 10 MARCH 2016

Note to Applicant: Please pay careful attention to answer the questions in this application as accurately and completely as possible. This will give you the best possibility of your application appearing on the earliest agenda for action and for approval by the Board of Zoning Appeals.

All requests for a zoning variance are subject to a public hearing. The applicant will be advised of the hearing date, time and location and is requested to present a verbal summary of the request to the Board of Zoning Appeals prior to the public hearing. In addition, the City Services Office shall publish notice of the public hearing in a newspaper of general circulation in the local unit of government, as well as, provide notice of the public hearing to all property owners within a 300 foot radius of the subject property not less than fifteen (15) days before the date the application will be considered for approval.

A non-refundable filing fee of \$250.00 must accompany your application.

Applicant Name: MICHAEL H AND MARGARET M BOSSCHER

Address: 524 GLADSTONE AVENUE SE

Property Address (if different than above):

Daytime Phone: 616.710.7357

Legal Description of Property**: Lot 50 and the South 5 feet of Lot 51 of T.E Reed Addition to the Village of East Grand Rapids, Kent County, Michigan

** (Use Attachments if Necessary)

Permanent Parcel (Tax) Number: 41-14-33-107-004

Briefly State the Requested Variance (Citing the specific section(s) of the Zoning Ordinance from which you are seeking a variance):**

Relief from Section 570.A7 for a rear (east) side detached garage setback of 1 (one) foot instead of 3 (three) feet; a variance of 2 (two) feet from the current standard.

** (Use Attachments if Necessary)

Please check all the items below which are applicable to your request for variance:

a. The situation which causes you to seek a variance does not result from any action of yours.

b. A grant of the variance would do substantial justice to you as well as to other property owners and will not be of substantial detriment to neighboring properties.

X c. The request for variance is based upon conditions and circumstances described on the attached sheet which are unique to your property and not generally applicable to others in your neighborhood.

X d. Compliance with the Zoning Ordinance would unreasonably prevent you from using the property or would be unnecessarily burdensome.

Narrative Statement:

Please attach a narrative statement setting forth:

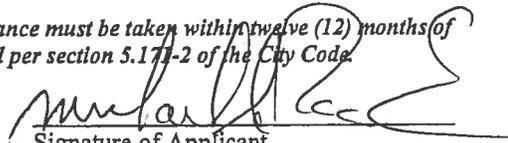
- a. What you wish to do with the property.
- b. Why you need the variance.
- c. The specific decision you seek
- d. The reason your project cannot be accomplished within the requirements of the zoning ordinance.

Site Plan:

Two (2) copies of a detailed, *scaled* site plan and elevation drawing showing the nature of the variance request, including, but not limited to: property boundaries, existing and proposed structures, the distance from the property lines of each existing building or structure and of each proposed building or structure, height of all proposed structures, and show and label abutting street(s). *Additional information may be required by the Zoning Administrator.*

The Board of Zoning Appeals may attach conditions to the granting of a variance.

Please be advised that substantial steps toward effecting the variance must be taken within twelve (12) months of approval of a variance, or the variance will become null and void per section 5.171-2 of the City Code.


Signature of Applicant

Michael H Bosscher
Print Name

Signature of Property Owner
(If Different from Applicant)

Print Name



City of East Grand Rapids
City Services
750 Lakeside Dr. SE, East Grand Rapids, MI 49506
Phone 616.940.4817 FAX 616.831-6121

We intent to construct a detached garage in rear of our property at the end of a driveway that is shared with the adjacent property.

We are requesting the variance for three reasons.

The first is to enable us to safely and without difficulty maneuver an automobile into and out of the proposed garage and out the shared, single-wide driveway without running into our house or hitting the neighbor's vehicle parked in front of their garage.

Second, granting of the variance will allow us to park a second vehicle in front of the proposed garage without blocking the entrance to and egress from the neighboring portion of the shared driveway. Compliance with the current requirement would cause an extra two foot projection of the new garage west down the driveway which would cause the end of most any vehicle that was parked in front of the proposed garage to extend beyond the center of the shared driveway and obstruct access to the neighboring garage and parking pad.

Third, of lesser importance but certainly a significant aesthetic consideration, granting the variance will substantially reduce the appearance of the mismatch of the garage fronts between the existing neighboring garage and the proposed new structure—a view shared not only for the residents of 520 and 524 Gladstone but also by passersby from the sidewalk and street.

524 Gladstone SE
Bosscher Variance App.
Mar 10, 2016



HOUSE AND PROPOSED ADDITION 1327 SQ. FT.
 PROPOSED GARAGE 294 SQ. FT.
 TOTAL BUILDING AREA 1621 SQ. FT.

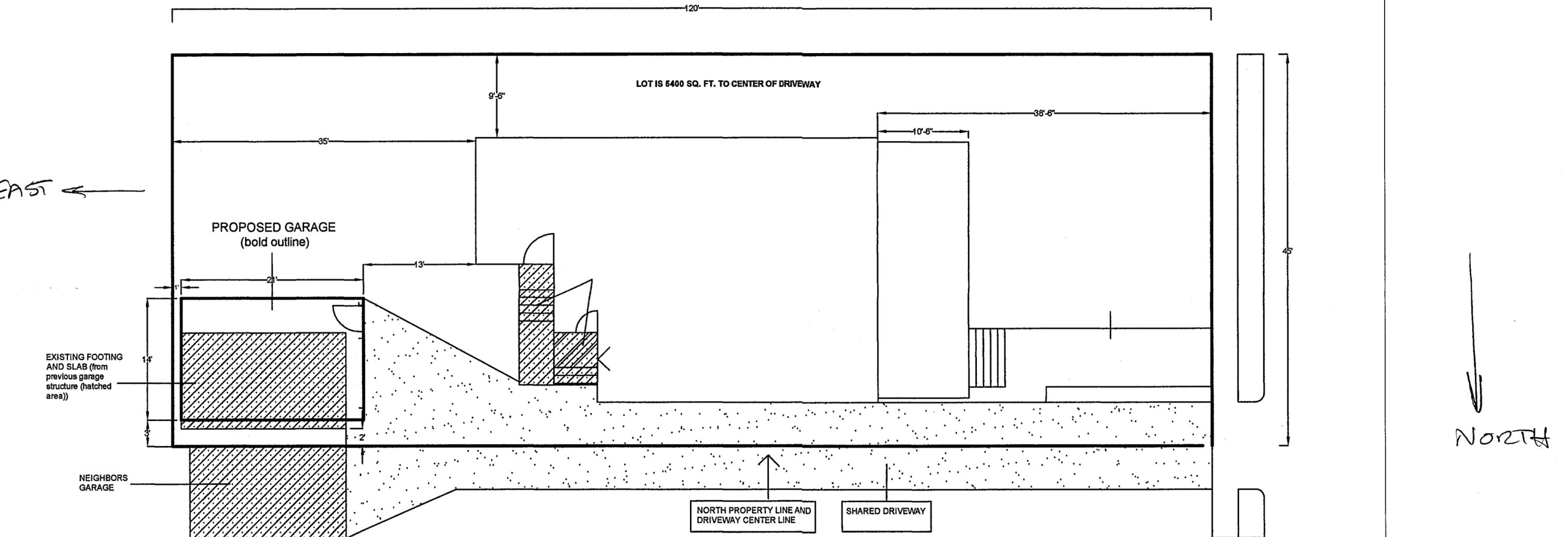
RATIO OF BLDG. AREA TO LOT SIZE 30%
 (Title V code maximum allowed 35%)

LOT SIZE 5,400 SQ. FT.
 TOTAL IMPERVIOUS: 2,618 SQ. FT. (NO SIDEWALK, INCLUDES
 NEW GARAGE AND ADDITION)

RATIO OF COVERAGE 48%
 (Title V code maximum allowed 50%)

MAXIMUM ACCESSORY BLDG. SQUARE FOOTAGE

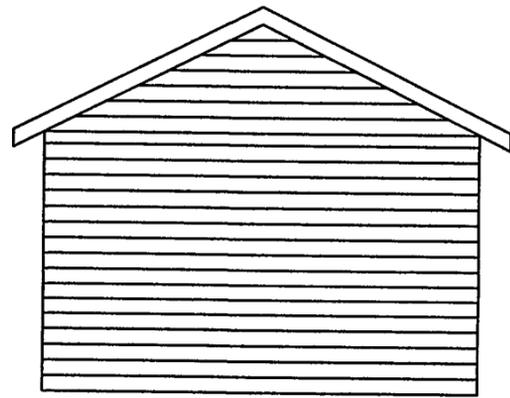
REAR YARD SQ. FOOTAGE 1680 SQ. FT.
 BLDG. MAX--25% OF REAR YARD SQ. FT. 420 SQ. FT.
 PROPOSED GARAGE 14' X 21' 294 SQ. FT.



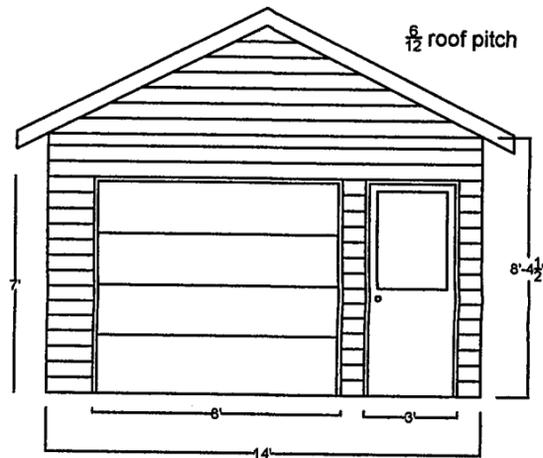
MasterWorks Fine
 Home Renovations
 901 Fuller Ave. S.E.
 Grand Rapids, MI 49506
 (616) 340-8662

BOSSCHER RESIDENCE
 524 GLADSTONE SE
 GRAND RAPIDS, MI

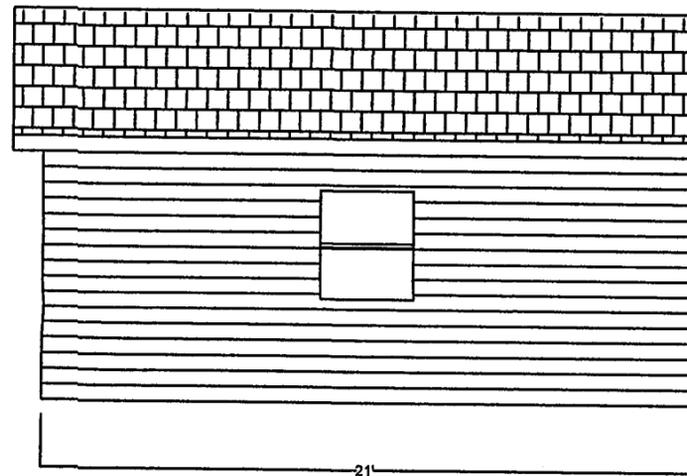
SHEET 1 OF 6
 SITE PLAN



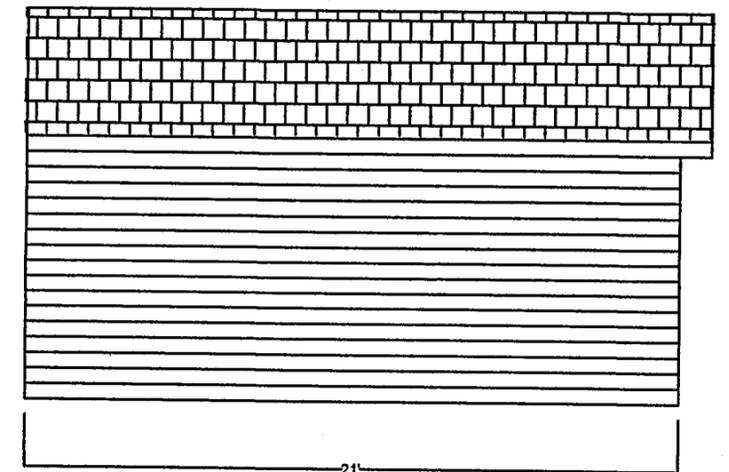
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION